

Bountiful City
Administrative Committee Minutes
January 7, 2013
5:00 P.M.

Present: Chairman – Aric Jensen; Committee Members - John Marc Knight and Lloyd Cheney;
Assistant Planners – Scott Holtry and Julie Anderson; and Recording Secretary –
Darlene Baetz

1. Chairman Jensen opened the meeting at 5:00 pm and all present introduced themselves.
2. **PUBLIC HEARING** - Consider a Conditional Use Permit to allow for a commercial Pawn Shop business at 633 S. 500 W., Blake Hart and Cameron Winquist, applicant.

Mr. Cameron Winquist, representing Pawn Depot was present. Scott Holtry presented the staff report.

Section 14-6-103 of the Land Use Ordinance allows second-hand dealers of merchandise (pawnbroker) in the C-H zone as a conditional use.

The hours of operation could play an important role with safety on this type of use. Applicants propose that their hours of operation will be from 10:00 a.m. to 7:00 p.m. Monday-Saturday, closed Sundays. Applicants have installed motion detectors, and alarms, and will be installing 16 cameras for security. Applicant will have two safes to store the fire arms and cash. Record keeping will be kept on a computer system (High Tech Pawn) with updated software.

Upon review of the application, staff finds that the applicant complies with zoning requirements. If the conditional use permit is to be approved, staff recommends the following conditions:

1. The applicant shall keep a current Bountiful City pawnbroker business license. (§5-2-102)
2. The applicant shall be registered with the State of Utah Department of Commerce as a licensed pawnbroker.
3. The applicant shall conform to applicable State law (Utah Code §13-32a-101).
4. The applicant shall demonstrate record keeping as set forth in §5-2-103 of the City Code.
5. Reasonable hours of operation shall be set and maintained.
6. No outdoor display of merchandise permitted as set forth in §14-6-112,B,1-2.
7. This Conditional Use Permit is just for this applicant at this site and is not transferable.

Chairman Jensen opened and closed the Public Hearing without any comments.

There was some discussion about the hours of business operation, which the applicant stated was Mon-Fri 10-7 and Sat 10-6. Mr. Winquist further stated that he owns two other pawn shops in Layton and Roy, Utah, and that there are no citations from the state. The owners currently have separate Federal Firearm Licenses for each shop location and all shop employees do background checks for all customers wanting firearms. The owners work closely with the

police with audits and when they receive stolen items. Chairman Jensen reviewed the sign regulations with Mr. Winkquist.

Mr. Cheney made a motion to approve the Conditional Use Permit to allow for a commercial Pawn Shop business at 633 South 500 West, Blake Hart and Cameron Winkquist, applicants, as set forth by staff. Mr. Knight seconded the motion. Voting passed 3-0 in favor.

3. Consider approval of a Conditional Use Permit letter, in written form, for a Conditional Use Permit to allow for solar panels at 177 E. Oakridge Dr., Steven and Debra Nielsen, applicant.

Mr. Knight made a motion to approve the Conditional Use Permit letter, in written form, to allow for solar panels at 177 E. Oakridge Dr., Steven and Debra Nielsen, applicants, as written. Chairman Jensen seconded the motion. Voting passed 2-0 in favor with Mr. Cheney abstaining as he was not present at that meeting.

4. Chairman Jensen ascertained there were no other items to discuss. The meeting was adjourned at 5:16 pm.